

## COMMUNITY MEETING REPORT

Petitioner: Bainbridge

Rezoning Petition No. 2020-159

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

### PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A; attached hereto by depositing such notice in the U.S. mail on 28th of December 2020. A copy of the written notice is attached hereto as Exhibit B.

### DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on January 7<sup>th</sup> at 6:00 pm. This meeting was held virtually.

### PERSONS IN ATTENDANCE AT MEETING:

Ray Smith – Bainbridge  
Alex Barroso – Bainbridge  
Justin Houston – Kimley-Horn and Associates  
Renee' Johnson – Charlotte City Council District 4  
Rush Dunaway - SVN  
Vicki Robbins  
Danny Robins  
Mary C. Beard

### SUMMARY OF PRESENTATION/DISCUSSION:

Kimley-Horn gave a brief description of the property. The proposed site plan was shared with the viewers and the proposed improvements were discussed.

Size and scale of the proposed buildings was discussed amongst the group. The buildings are proposed to be four stories and the Bainbridge Research Park site, also in Charlotte, was mentioned as an example for a feel on the scale of the proposed buildings.

There were questions regarding the list of who was invited. Ms. Johnson was going to reach out to Mr. Wil Russell with the Prosperity Village Neighborhood Association. The Prosperity Village teams were not on the required mailing list and the boundary that they review is west of the site, however Bainbridge is open to discussions with the community.

## APPENDIX A

### Adjacent Owners

| TAXPID   | OWNER                               | COWNER             | MAILADDR1                | CITY      | STATE | ZIPCODE |
|----------|-------------------------------------|--------------------|--------------------------|-----------|-------|---------|
| 02920102 | J WAYNE BEARD                       | PAMELA M BEARD     | 2900 BEARD RD            | CHARLOTTE | NC    | 28269   |
| 02920107 | LANTOWER GARRISON PARK CHARLOTTE LP |                    | 1409 S LAMAR ST STE 1005 | DALLAS    | TX    | 75215   |
| 02920109 | DANIEL S ROBBINS                    | VIVIAN B ROBBINS   | 2700 BEARD RD            | CHARLOTTE | NC    | 28269   |
| 02920110 | DONALD P BEARD                      | MARY C BEARD       | 2610 BEARD RD            | CHARLOTTE | NC    | 28269   |
| 02920113 | DEPARTMENT OF TRANSPORTATION        |                    | 1505 MAIL SERVICE CENTER | RALEIGH   | NC    | 27699   |
| 02920121 | DEPARTMENT OF TRANSPORTATION        |                    | 1505 MAIL SERVICE CENTER | RALEIGH   | NC    | 27699   |
| 02920122 | DONALD P BEARD                      | MARY C BEARD       | 2610 BEARD RD            | CHARLOTTE | NC    | 28269   |
| 02922107 | DEPT OF TRANSPORTATION              |                    | 716 W MAIN ST            | ALBEMARLE | NC    | 28001   |
| 02972110 | RUTH W BEARD                        | C/O JOSEPH W BEARD | 2900 BEARD RD            | CHARLOTTE | NC    | 28269   |

### Neighborhood Orgs

| ORGANIZATION NAME                       | FIRST_NAME | LAST_NAME | STREET_ADDRESS         | CITY      | STATE | ZIP   |
|---|------------|-----------|------------------------|-----------|-------|-------|
| Dominion Village Homeowners Association | Dick       | Laubach   | 2920 Autumn Harvest Ln | Charlotte | NC    | 28269 |
| Foundry Commercial                      | Kenlie     | Chap      | 7627 Annbick Ln        | Charlotte | NC    | 28269 |
| Prosperity Village Area Association     | Sarah      | Zdeb      | 7329 Avonhurst Ln      | Charlotte | NC    | 28269 |
| Robyns Glen Homeowners Association      | Mickey     | Kidwell   | 2711 Chickadee Dr      | Charlotte | NC    | 28269 |
| Stoney Creek HOA                        | Rhonda     | Nixon     | 12206 Wallace Ridge Dr | Charlotte | NC    | 28269 |

## APPENDIX B

### NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Bainbridge Communities Acquisitions III, LLC to rezone approximately 14.6 acres located on the northern side of Mallard Creek road and the northeast side of Ridge Road, and the eastern side of Beard Road.

Date and Time of Meeting: 1/7/2021 at 6PM.

Place of Meeting: Zoom

*Please email [justin.houston@kimley-horn](mailto:justin.houston@kimley-horn) to provide your email address in order to receive a secure virtual meeting link by 3PM on January 7th.*

Petitioner: Bainbridge Communities Acquisitions III, LLC

Petition No.: RZP-2020-159

We are assisting Bainbridge Communities Acquisitions, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 14.6-acre site (the "Site") located (location) from the R-3 to CC zoning district. The purpose of the rezoning is to permit the development of a proposed Multi-Family Community with associated parking.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on January 7th, 2021 on Zoom at 6PM. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

If you have any questions or comments, or residents who expect they will be unable to access the virtual meeting are asked to email [justin.houston@kimley-horn.com](mailto:justin.houston@kimley-horn.com) or call 704.319.7694 to make alternative arrangements for receiving the presentation information.

cc: City Council representative Johnson

Date Mailed: 12/28/20